

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- November 16, 1966

Appeal No. 8975 Embassy of Malagasy, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made seconded and carried with Mr. William F. McIntosh not voting, the following Order was entered at the meeting of the Board on November 29, 1966.

EFFECTIVE DATE OF ORDER -- Jan. 13, 1967

ORDERED:

That the appeal for a variance from the rear yard and lot occupancy requirements of the R-3 District to permit a 2-story side addition to embassy at 2374 Massachusetts Avenue, NW., lot 828, square 2507, be granted.

FINDINGS OF FACT:

(1) Appellant's lot is improved with a four story brick structure, containing some eighteen (18) rooms.

(2) The property was acquired in April, 1962 and is used as the residence of the Ambassador of Malagasy.

(3) Appellant states that the existing dining area is inadequate for the current needs of the Embassy.

(4) It is proposed to erect a two-story side addition measuring approximately 21 x 16.75 feet. The first floor addition will provide office space for the Ambassador and the second floor addition will increase the dining room size.

(5) Appellant's lot has a 34.26 foot frontage on Massachusetts Avenue and a depth of 111.43 feet at the west lot line and a depth of 100 feet at the east lot line.

(6) The proposed addition will extend from the existing building to the east lot line.

(7) By letter dated November 15, 1966, Harold A. Pace, Assistant Chief of Protocol, Department of State, endorses the granting of this appeal (See Exhibit No. 10.) The Sheridan-Kalorama Neighborhood Council opposes the granting of this appeal. No opposition to the granting of this appeal was registered at the public hearing.

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OPINION:

The Board is of the opinion that the erection of this side addition will not be inconsistent with the present use and occupancy of the subject property. Although, the addition will cause an increase in the lot occupancy prescribed for the R-3 District, we hold that such increase is not substantial and will have no adverse affect upon neighboring and adjoining property.

We find that all use of the proposed addition will be part of the existing Embassy use, and that the Chancery Act of 1964 is therefore inapplicable.

Further, we conclude that the requested relief can be granted without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Maps.